

13 - 13A Devenish St, Greenfield Park, NSW 2176

Auction

House 5 3 2



## Spacious Family Home & Approved Granny Flat | High Rental Re

Positioned on a prominent corner block in sought-after Greenfield Park, this impressive property offers the perfect combination of space, comfort, and outstanding investment potential.

Featuring a wide frontage and secure gated entry, the main residence boasts 3 generous bedrooms and 2 bathrooms, ideal for large or growing families. Designed for comfortable modern living with multiple living areas, the home includes ducted air conditioning, split systems, an alarm system, gas connections throughout with separate water, gas & electricity meters, and a premium SMEG stove with natural gas in the well-appointed kitchen. The granny flat includes 2 well-proportioned bedrooms with a separate living area, an expansive kitchen and dining with natural gas appliances and a carport convenient for parking.

Complementing the home, a grand outdoor area offering a blank canvas with plenty of open space, perfect for entertaining, family gatherings, or creating your dream outdoor retreat. Adding exceptional value is the approved granny flat, providing multiple income streams or flexible accommodation options for extended family.

### Main Residence Features:

- \* 3 spacious and well-appointed bedrooms with all mirrored built-in robes, designed to provide comfort, natural light, and flexibility for growing families or guests, with 2 bedrooms offering direct access to a private balcony
- \* 2 well-positioned bathrooms complete with a bathtub in main, combining practicality and comfort for everyday family living
- \* Expansive living and dining area flowing through to the kitchen designed with contemporary stone benchtops
- \* Additional combined living and dining area and storage great for hosting guests and extended families
- \* Premium SMEG stove with natural gas featured in the modern kitchen, perfect for home cooks and entertainers alike
- \* Gas connections available throughout the property, providing efficient and convenient cooking and heating options
- \* Daikin ducted air conditioning upstairs, ensuring year-round comfort for the whole family, with split – system downstairs.
- \* Security alarm system installed for added peace of mind and enhanced home protection
- \* Generous double car garage and multi-car driveway with parking for up to four cars

### Granny Flat Features:

- \* 2 generous bedrooms complete with mirrored built-in robes
- \* A comfortably sized bathroom set apart for privacy, with a practical adjoining laundry space

### Listed By

Binh Huynh

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### Open for Inspection

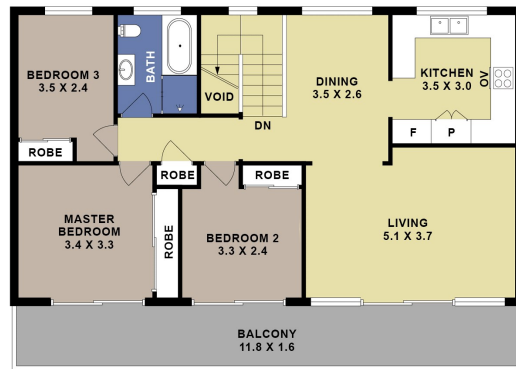
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### Auction Details

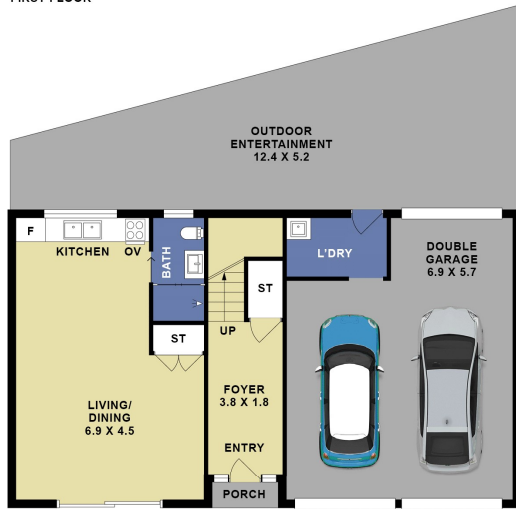
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Floorplan



FIRST FLOOR



GROUND FLOOR



GRANNY FLAT

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Floor plan produced by ENFORCEFX.COM - All measurements are approximate. Floor plan is not to scale. All information contained here is believed to be reliable, however we cannot guarantee the accuracy and interested persons should rely on their own enquiries.

